

150.0

0003

0013.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

751,200 / 751,200

USE VALUE:

751,200 / 751,200

ASSESSED:

751,200 / 751,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KRATKA JOSHUA R/ETAL

Owner 2: FENICHEL LISA

Owner 3:

Street 1: 47 KENILWORTH ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,093 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Vinyl Exterior and 1835 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4093		Sq. Ft.	Site		0	80.	1.26	9			Easemen	-5					412,520						412,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										99075
GIS Ref										
GIS Ref										
Insp Date										08/25/18

USER DEFINED

Prior Id # 1:	99075
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:52:54
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,800	0	4,093.	412,500	751,300	751,300	Year End Roll	12/18/2019
2019	101	FV	295,300	0	4,093.	386,700	682,000	682,000	Year End Roll	1/3/2019
2018	101	FV	301,100	0	4,093.	319,700	620,800	620,800	Year End Roll	12/20/2017
2017	101	FV	301,100	0	4,093.	293,900	595,000	595,000	Year End Roll	1/3/2017
2016	101	FV	301,100	0	4,093.	268,100	569,200	569,200	Year End	1/4/2016
2015	101	FV	268,700	0	4,093.	263,000	531,700	531,700	Year End Roll	12/11/2014
2014	101	FV	268,700	0	4,093.	244,400	513,100	513,100	Year End Roll	12/16/2013
2013	101	FV	268,700	0	4,093.	232,600	501,300	501,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERKLE BARRY/ET	24804-183		8/24/1994		225,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2013	271	Manual	15,951	C				
11/4/2008	1391	Wood Dec	10,000					demo and rebuild n
10/21/1999	704	Alterati	16,500					REMODEL
5/30/1997	285	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
7/24/2018	Missed Appt.	CC	Chris C
6/9/2018	MEAS&NOTICE	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
10/31/2008	Meas/Inspect	345	PATRIOT
1/3/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

